

REVISED CODE  
City of  
SCOTTSDALE, ARIZONA

**Parking Spaces**

Codified through  
Ord. No. 3653, adopted Nov.15, 2005  
(Supplement No. 51, Update 2)

**APPENDIX B BASIC ZONING ORDINANCE**

**ARTICLE IX. PARKING AND LOADING REQUIREMENTS**

**Sec. 9.105. Mobility impaired accessible spaces.**

The City of Scottsdale encourages all development within the city which serves the public to provide adequate facilities for accessibility to people with mobility impairments as defined by this ordinance and the Americans With Disabilities Act (ADA) of 1990. In accordance with this goal and pursuant to the ADA, accessible parking shall be provided by any building or use initiated after the effective date of this ordinance according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law. Should any part or provision of this Section 9.105 of the Scottsdale Parking Ordinance by error or omission be determined unenforceable, the federal standards as defined by the ADA and section 504 of the Housing Rehabilitation Act of 1973 shall apply.

**A. *Required spaces.*** Required mobility impaired accessible parking spaces shall be provided at a rate of four (4) percent of total required vehicular parking spaces. Van accessible parking spaces shall be provided in the amount set forth by table 9.4. In addition to these requirements, accessible patient parking at outpatient facilities must equal no less than ten (10) percent of the required parking, and facilities which specialize in treatment or services for persons with mobility improvements must provide accessible parking equaling no less than twenty (20) percent of the required parking for patient use.

**B. *Reductions in accessible space requirements for large uses.*** Reductions in accessible parking space requirements for large uses may be permitted subject to the approval of the City Manager or designee. In requesting such a reduction, applicants shall provide evidence that the demand for disabled parking on the site is less than four (4) percent of the total number of required vehicular parking spaces. In granting such a reduction, the City Manager or designee shall consider factors including, but not limited to, the following:

1. Uses requesting a reduction shall require over three hundred (300) vehicular parking spaces;
2. Uses requesting a reduction shall be characterized by a low volume of direct daily customer or visitor contact.
3. Uses requesting a reduction shall be limited to major employment uses and shall not include any public facilities or other uses normally frequented by visitors.

Mobility impaired accessible parking spaces shall be provided at a rate no less than two (2) percent of required vehicular parking spaces.

The required number of mobility impaired accessible parking spaces shall be calculated prior to any applied reduction in parking requirements otherwise approved by the City Manager or designee or provided pursuant to this ordinance.

**C. Location of accessible spaces.** Each accessible or van accessible parking space shall be located along an accessible route to the building entrance. The minimum width of said accessible route shall be no less than three (3) feet.

**D. Access aisles.** All parking lots shall provide access aisles for the mobility impaired in locations that are in accordance with ADA requirements. Such access aisles shall be no less than five (5) feet in width when adjacent to one (1) accessible parking space and no less than eight (8) feet in width when adjacent to van accessible parking spaces. At the entrance to each access aisle which is eight (8) feet or wider, two (2) bollards shall be placed at the outside corners of the aisle so as to prevent vehicles from parking in the aisle illegally. Access aisles may not be obstructed by any curb ramp or wheel stops.

*(NOTE: The City of Scottsdale also allows, and encourages what is called a Universal Parking Space. That calls for 2 11' spaces with a 5' access aisle in between. This allows for van accessibility in either space, and with a 5' access aisle bollards are not needed.)*

**E. Size of accessible spaces.** Accessible parking spaces shall be a size no less than that required per Section 9.106.A, parking space dimensions. Small car spaces shall not be designated for mobility impaired persons.

**F. Maximum slope.** Accessible parking spaces and access aisles shall not exceed a slope of 1:50, and the ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12.

**G. Vertical clearance.** The vertical clearance for accessible parking spaces shall be no less than eight (8) feet two (2) inches, and the vertical clearance for passenger loading zones shall be no less than nine (9) feet six (6) inches.

**H. Passenger loading zones.** Passenger loading zones shall provide an access aisle a minimum of twenty (20) feet in length, adjacent and parallel to the vehicle pull up space. If there are curbs between the access aisle and the vehicle pull up space, then a curb ramp shall be provided.

**I. Signage and marking.** All accessible spaces shall be designated by the international access symbol. Van accessible spaces will be labeled by both the international access symbol and an additional sign indicating that the space is accessible for vans.

Signs shall be placed a minimum of five and one-half (5.5) feet above ground level so as not to be obscured by parked vehicles. The mobility impaired symbol shall also be painted on the ground to the rear of the parking space.

**Table 9.4. Van Accessible Parking Space Requirements**

Accessible Spaces Required	Van Accessible Spaces Required
1 to 8	1
9-16	2
17-24	3
25-32	4
33 and over	1 van accessible space for every 8 accessible spaces